

**20C.60.15-050 Overlake Business and Advanced Technology (OV) Zone – Purpose.**

The Overlake Business and Advanced Technology (OV) zone helps implement comprehensive plan policies calling for the creation of a high wage employment center to serve the region and an Advanced Technology Center at Overlake. The zone provides for advanced technology uses, research and development uses, corporate offices, compatible high technology manufacturing, distribution uses, and uses that serve these uses and nearby neighborhoods. The development standards provide for a low to moderate intensity of development to match the available public facilities, especially transportation facilities. Development standards also provide for attractive developments with significant areas of trees and open spaces. Development regulations to enhance compatibility between the uses in this zone and neighboring residential areas are also included. New development and redevelopment should encourage walking, biking, carpools, vanpools, and transit use. The mix of allowed uses is also intended to help reduce motor vehicle trips in the area. (Ord. 2027)

◆ Policy LU-125, Overlake Business and Advanced Technology Designation, contains the policy basis for this zone.  
The Overlake Neighborhood Vision sets out the preferred future for the Overlake Business and Advanced Technology zone in Overlake.

uses permitted within each of the business, manufacturing park and industry zones. Uses requiring General and Special Development approvals are indicated. Footnotes at the end of the Chart provide further clarification. (Ord. 2027)

**20C.60.20-020 Allowed Uses.**

- (1) The symbols used in the chart represent the following:
  - P Permitted Use.
  - G Allowed conditional use requiring General Development (GDP) approval.
  - S Allowed conditional use requiring special development (SDP) approval.
- (2) Procedural requirements related to the general and special development permit processes are described in RCDG Title 20F.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in RCDG Title 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.60.10, Purpose, RCDG 20C.60.15, Business, Manufacturing and Industrial Zones, and the latest issued version of the Standard Industrial Classification Manual. (Ord. 2027)

**20C.60.20 Permitted Uses.**

**20C.60.20-010 Purpose.**

RCDG 20C.60.20-030, Permitted Land Uses in Business, Manufacturing and Industry Zones, lists the land

**20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones.**

**Business, Manufacturing and Industry Zones Permitted Land Use Chart**

Land Use	Zoning Districts			
	BP	OV	MP	I
<b>Housing</b>				
Residential Mixed-Use	P <sup>1</sup>	P		
<b>Recreation and Entertainment</b>				
Adult Entertainment Facilities <sup>2</sup>	S	S	S	S
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities		P		
Corporate Conference Centers accessory to primary business activity	P	P		

P = Permitted Use; S = Special Use; C = Conditional Use

## Business, Manufacturing and Industry Zones Permitted Land Use Chart--(Continued)

Land Use	Zoning Districts			
	BP	OV	MP	I
Libraries and Museums		C		
Athletic Clubs and Fitness Centers	P	P	P	
Public and Private Parks and Open Space	P	P	P	P
<b>Wholesale and Retail Trade</b>				
Wholesale Trade and Assembly	P	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings <sup>3</sup>	P	P	P	C
Eating and Drinking Establishments (Sit down/Carry-out) in a convenience commercial cluster or accessory to a Transit Center <sup>4</sup>		P		
Convenience retail commercial uses in a convenience commercial cluster or accessory to a Transit Center <sup>4</sup> , ZO	P	P		
Retail Vehicle Fuel Sales (with or without Mini-marts) <sup>5</sup>	C	C	C	
<b>Manufacturing and Assembly Uses<sup>5</sup></b>				
Food and Kindred Products		C	P	P
Factory Outlets <sup>6</sup>		P	P	
Apparel and other Textile Products		C	P	P
Building Materials, including wood products, stone, glass and concrete products			P	P
Asphalt and Concrete Batch Plants and other outdoor processing operations <sup>7,8</sup>			S	S
Mining, Quarrying and other Extractive operations <sup>8</sup>				C
Furniture and Fixtures	C		P	P
Paperboard Containers and Boxes	C	C	P	P
Printing, Publishing, and Allied Products	P	P	P	P
Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used in the manufacturing process	P	P	P	P
Perfumes, Cosmetics and Similar Preparations		C	P	P
Fabricated Metal Products			C	P
Industrial and Commercial Machinery			C	P
Computer and Office Equipment	P	P	P	P
P - Permitted Use, S - Special Use, C - Conditional Use				

## Business, Manufacturing and Industry Zones Permitted Land Use Chart--(Continued)

Land Use	Zoning Districts			
	BP	OV	MP	I
Advanced Technology: Computer Hardware and Software	P	P	P	
Electrical and Electronic Equipment and Components	P	P	P	P
Aircraft Parts, Aerospace and Space Vehicles and Parts	P	P	P	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P	P
Miscellaneous Manufacturing Industries			P	P
Incidental Hazardous Waste Treatment and Storage <sup>9</sup>	S	S	S	
Primary Hazardous Waste Treatment and Storage <sup>9</sup>			C	
<b>Services</b>				
Research and Development Facilities	P	P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses	P			
Corporate Headquarters and Regional Offices (Includes all uses allowed in the above category without the requirement to be associated with a permitted use)		P		
Construction/Contractors: Offices and Storage of Materials and Equipment			P	P
Construction/Contractors: Offices only	P	P		
Commercial/Industrial Photography, Cinematography, Video Production	P	P	P	
Convenience Service, Personal Service, and Professional Service uses in a convenience-commercial cluster or accessory to a Transit Center <sup>4, 20</sup>	P	P		
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P	P	
Day-Care Centers <sup>10</sup>	S	S	S	
Rental Storage and Mini Warehouses <sup>11</sup>			P	
Warehousing and Distribution	P	P	P	P <sup>12</sup>
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P		P	

P = Permitted Use, S = Special Use, C = Conditional Use

Ordinance 2129, Exhibit 1

## Business, Manufacturing and Industry Zones Permitted Land Use Chart--(Continued)

Land Use	Zoning Districts			
	BP	QV	MP	I
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment <sup>13</sup>			S	S
Auto and Boat Repair <sup>13</sup>			S	S
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		C		
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students.	C	P		
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students.	C	C		
Churches, Synagogues, Temples, (1-750 seats); & Related Activities <sup>14</sup>		S	S	
Churches, Synagogues, Temples, (>750 seats), & Related Activities <sup>14</sup>		C	C	
Charitable, Social, Professional & Labor Organizations	P	P		
<b>Transportation, Communication and Utilities</b>				
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	C	P	P
Transit Facilities, including Transit Centers, Rail and Park-&-Ride Lots	P	P <sup>15</sup>	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		C <sup>16</sup>	P	P
Heliports and Helicopter Landing and Storage (excluding medivac)	C	C	C	C
Commercial Parking Lots & Parking Garages	P <sup>17</sup>	P <sup>18</sup>		
Film, Video, TV, and Radio Broadcasting or Production Studios	P	P		
Towing Operators and Auto Impoundment Yards			P	P
Large Satellite Dishes/Amateur Radio Antenna <sup>19</sup>	S	S	S	S
Broadcast and Relay Towers <sup>19</sup>	C	C	S	S
Wireless Communication Facilities <sup>19</sup>	S	S	S	S
Local Utilities	P	P	P	P
Regional Utilities	P	P	P	P
Solid Waste Transfer Stations			P	
P = Permitted Use, S = Special Use, C = Conditional Use				

**Notes:**

<sup>1</sup> Limited to upper stories in a mixed-use structures. See RCDG 20C.60.25-020(4) regarding maximum number of dwelling units and maximum building height provisions.

<sup>2</sup> See Adult Entertainment Regulations in Chapter 20D.20 RCDG, Adult Entertainment.

<sup>3</sup> When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6am to 10pm; on-site parking to be provided for each employee.

<sup>4</sup> See RCDG 20C.60.30-070, Convenience Commercial Clusters, and 20C.60.30-080, Convenience Uses Allowed as an Accessory Use to a Transit Center.

<sup>5</sup> Subject to aquifer protection and sensitive areas regulations in Chapter 20D.140 RCDG. Not allowed in Willows

<sup>6</sup> Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area shall not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.

<sup>7</sup> Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

<sup>8</sup> Subject to Special Use Criteria, RCDG 20D.170.30, Batch Plants and Extractive Operations.

<sup>9</sup> Subject to Special Use Criteria, RCDG 20D.170.60, Hazardous Waste Facilities.

<sup>10</sup> Subject to Special Use Criteria, RCDG 20D.170.50, Day-Care.

<sup>11</sup> No business activities are allowed to operate from storage spaces.

<sup>12</sup> When associated with a permitted manufacturing use.

<sup>13</sup> Subject to Special Use Criteria, RCDG 20D.170.20, Auto, RV, Boat Uses.

<sup>14</sup> Subject to Special Use Criteria, RCDG 20D.170.40, Churches, Synagogues and Temples.

<sup>15</sup> Park and ride lots shall obtain a Special Development Permit before being authorized in the OV zone.

<sup>16</sup> Only motor vehicle maintenance facilities for public transit agencies or company-owned vehicles are allowed in the OV zone. In the OV zone, motor vehicle maintenance facilities for company-owned vehicles shall be accessory to another allowed use. In the OV zone, a special development permit shall be required even though the use is accessory to another use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.

<sup>17</sup> Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.

<sup>18</sup> Commercial parking lots not accessory to another use shall obtain a Special Development Permit before being authorized in the OV zone.

<sup>19</sup> Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunication Facilities.

(Ord. 2102)

20 When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.70.50-070, Convenience

**20C.60.25 Site Requirements for Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.**

**20C.60.25-020 Chart of Site Requirements. Retail and Service:**

(1) Purpose. RCDG 20C.60.25-020(4), Site Requirements, establishes the dimensional requirements for business park, manufacturing park and industrial development. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent uses, and prevent public nuisances.

(2) Explanation of Chart. The Chart of Site Requirements is arranged in matrix format. Development standards are listed down the left column and the zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone. An "NS" indicates that there is "No Standard" (i.e., special requirements).

**20C.60.25-010 Purpose.**

This section establishes site design requirements within the Business Park (BP), Overlake Business and Advanced Technology (OV), Manufacturing Park (MP), and Industry (I) zones. These standards implement the Washington State Growth Management Act (Chapter 36.70A RCW), the County-Wide Planning Policies, Redmond's adopted Comprehensive Plan, while protecting the City's business park, manufacturing park and industrial areas from public nuisances, incompatible uses, and hazards. (Ord. 2027)